

Newport City Council

Newport City Council
Regeneration Investment & Housing
Civic Centre
Godfrey Road
Newport NP20 4UR

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Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990; Historic Environment (Wales) Act 2023

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number Suffix

Property Name

The White Cottage

Address Line 1

Isca Road

Address Line 2

Caerleon

Town/city

Newport

Postcode

NP18 1QG

Description of site location (must be completed if postcode is not known)

Easting (x)

334518

Northing (y)

190082

Description

Applicant Details

Name/Company

Title

Mr and Mrs

First name

Surname

Dale

Company Name

Address

Address line 1

The White Cottage Isca Road

Address line 2

Caerleon

Address line 3

Newport

Town/City

Newport

Country

Postcode

NP18 1QG

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

Mr

First name

M.

Surname

Langner

Company Name

Hill Reading Architects

Address

Address line 1

Hill Reading Architects

Address line 2

Coach House Studio

Address line 3

34A Chamberlain Street

Town/City

Wells

Country

United Kingdom

Postcode

BA5 2PJ

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

DEMOLITION OF REAR EXTENSION AND CONSTRUCTION OF 2NO. SINGLE STOREY REAR EXTENSIONS

Reference number

24/0833

Date of decision (date must be pre-application submission)

05/12/2024

Please state the condition number(s) to which this application relates

Condition number(s)

- condition no. 5
- condition no. 6

Has the development already started?

- ☐ Yes
- ☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
- ☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

- Written Scheme of Investigation for a programme of Archaeological Monitoring and Recording at White Cottage, Isca Road, Caerleon document
- 6875 Discharge condition statement rev A document

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
- ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☒ The agent
- ☐ The applicant
- ☐ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- ☒ Yes
- ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

PRELET/ PS/24/0081

Date (must be pre-application submission)

19/08/2024

Details of the pre-application advice received

Overall, it is considered that the proposed single storey rear extension and internal changes are likely to be considered acceptable if a planning permission was applied for. Please note that it is advised to consider the comments made by the internal consultees of Highways, Heritage and Landscaping, in order to gain a favourable decision. Also note that due to being in an archaeologically sensitive location, the Council's principal consultees on such issues is Glamorgan Gwent Archaeological Trust (GGAT). It is possible that as a minimum, a watching brief will be required for any groundworks and ordinarily such matters can be subject to planning condition. However, in rarer cases, our advisors may confirm that the site is particularly sensitive and potentially require information pre-determination. You can contact GGAT via www.ggat.org.uk directly if you wish to seek guidance in this regard. Due to demolition. Please note that Conservation Area Consent is required for the demolition of a whole building or part of a building with a cubic volume in excess of 115 cubic metres.

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Hill Reading

Date

23/07/2025